



Karim Cottage

Balmoral Estates, Ballater, Aberdeenshire, AB35 5TB

Telephone 013397 42008

Karim Cottage is in close proximity to the Castle, near the Estates Office. The property was built by Queen Victoria for Munshi Abdul Karim, her private secretary from India and has recently been renovated. Access is by the public road to Balmoral and thereafter by the private Estate road.

Karim Cottage is an extensive bungalow, which can sleep up to eight people in comfort and consists of:-

- Lounge with log burner
- Snug with day bed and views of the garden
- Double bedroom and two twin bedrooms (the larger with day bed)
- Family bathroom with bath and shower
- Shower room with WC
- Kitchen (electric cooker, microwave, fridge freezer and dishwasher)
- Laundry room (washing machine) and utility area (boiler and tumble dryer)
- Enclosed private garden to the rear of the property

There is a television with free view satellite channels and a DVD player in the lounge and also in the snug should you wish to bring some films to watch. A phone, with honesty box, and Wi Fi access are available in the property.

Bookings

Bookings at Karim Cottage run on a Saturday to Saturday basis and the cottages are available throughout the year, with the exception of some weeks during The Royal Visit.

Tenants are requested to arrive between 4.00 p.m. and 4.30 p.m. on the day of arrival. The cottage will be left open ready for your arrival and the keys will be on the table in the kitchen. Please bring with you a form of photographic identification together with your booking details to present, should it be requested. The property must be vacated by 9.30 a.m. on the day of departure to allow the housekeeping staff sufficient time to prepare the property for the next tenants in the afternoon.

Maximum Occupancy

The property is fully equipped and furnished, with adequate duvets, pillows, linen and towels provided. The maximum occupancy for Karim Cottage is eight guests - this requires one person to sleep on the full sized single day bed in the larger twin bedroom and another person to sleep on the full size day bed in the snug. We can also supply a travel cot and high chair on request however you need to bring your own baby linen. If you require the sofa bed, additional linen, travel cot or high chair please let us know when making the balance payment.

Private Water Supply

The cottage is served by a private water supply. The quality of the water varies and is dependent upon weather conditions. Therefore we would recommend that you boil the water before drinking or purchase bottled water.

Location

Balmoral Estates can be found on OS Sheet 44, Ballater 1:50,000 and Karim Cottage is located near the Estates Office. The cottage is set in a peaceful setting just off the main drive beside the gardens.

Approximate distances from the main villages and towns:

Crathie (1 mile) – Visitor Information Centre / Post Office and the Highland Bakehouse café / bakery shop.

Ballater (9 miles) - a good selection of shops including a bakery, a chemist, a delicatessen, grocery stores, a butchers, gift shops and a newsagents. There are also two garages, a Bank of Scotland, two cash machines and two cycle hire shops. You will find a large selection of hotels and restaurants in Ballater.

Braemar (9 miles) - a small selection of shops including a butcher, a chemist, newsagents, grocers and gift shops.

Aberdeen (51 miles) - a large selection of shops, a theatre, cinemas and a large variety of sporting facilities in Aberdeen together with the airport and railway station. There are also several large supermarkets on the outskirts of Aberdeen.

Services and Cleaning

The property has partial central heating with night storage heaters for space heating. There is a log burner in the lounge and fuel for the fire is provided by the Estate. A phone, with honesty box, and Wi Fi access are available in the property.

Occupants are requested to inform the Estates Office of any deficiencies to crockery, cutlery, light bulbs etc. and any defects such as blockages in the plumbing etc. It would be appreciated if occupants would kindly do the basic dusting and hoovering during their stay. Tenants are also requested to ensure that the property including cooker, fridge freezer, crockery and all the utensils are left in a clean and tidy condition.

